HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal

Date Released: March 2016

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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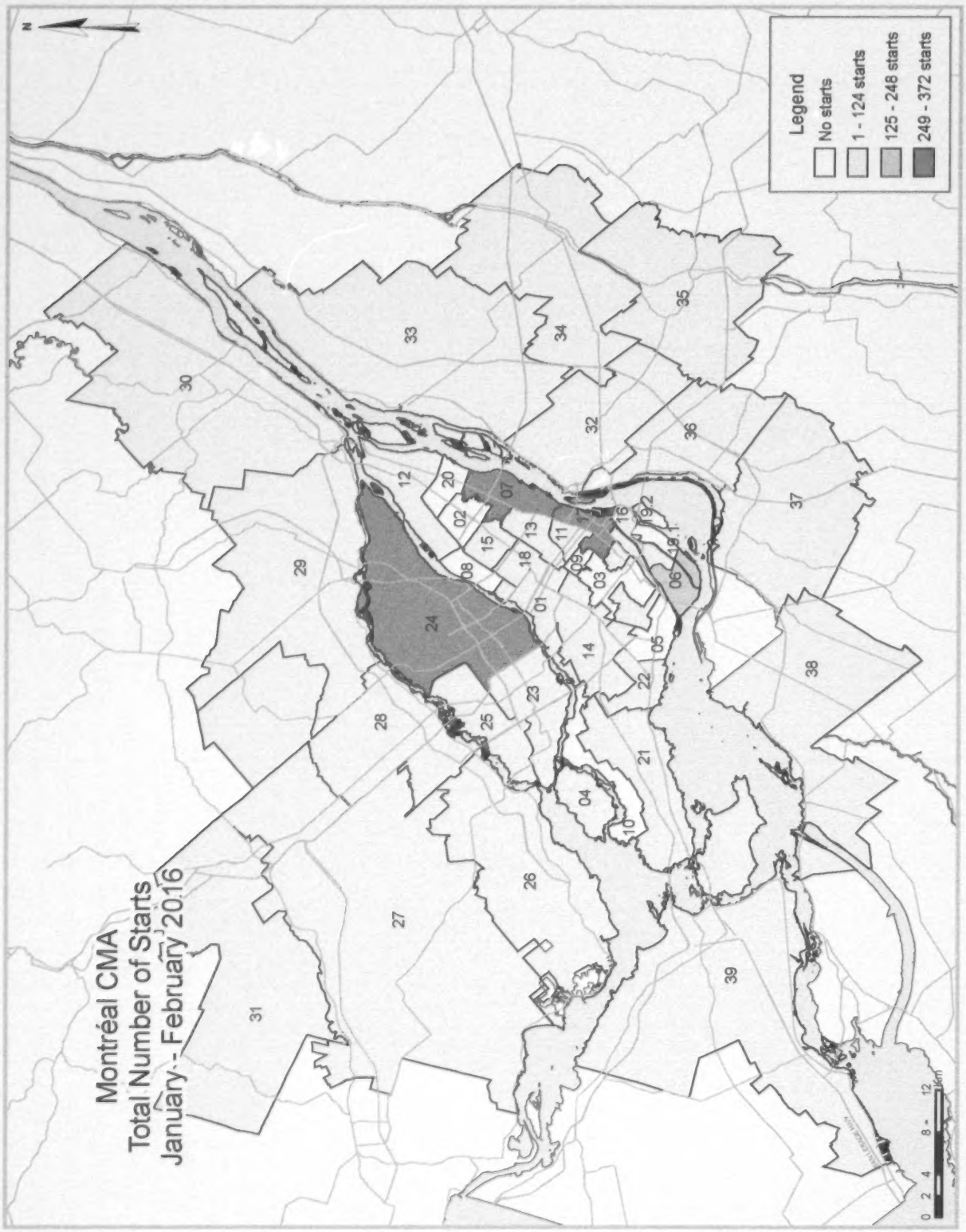
Montréal CMA
Total Number of Starts
January - February 2016
Legend
No starts
1 - 124 starts
125 - 248 starts
249 - 372 starts
N
0 2 4 8 12 km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) February 2016		
Montreal CMA[1]	January 2016	February 2016
Trend[2]	21,739	22,011
SAAR	12,046	15,183
	February 2015	February 2016
Actual		
February - Single-Detached	90	75
February - Multiples	280	1,039
February - Total	370	1,114
January to February - Single-Detached	173	150
January to February - Multiples	1,057	1,822
January to February - Total	1,230	1,972

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2016	75	44	32	0	20	144	0	799	1,114
February 2015	90	20	8	0	3	192	0	57	370
% Change	-16.7	120.0	**	n/a	**	-25.0	n/a	**	**
Year-to-date 2016	150	64	81	0	45	546	0	1,006	1,972
Year-to-date 2015	173	52	52	0	7	601	0	345	1,230
% Change	-13.3	23.1	55.8	n/a	**	-9.2	n/a	191.6	60.3
UNDER CONSTRUCTION									
February 2016	694	312	434	0	243	9,450	0	8,447	20,121
February 2015	830	284	556	0	135	10,295	0	2,952	15,624
% Change	-16.4	9.9	-21.9	n/a	80.0	-8.2	n/a	186.1	28.8
COMPLETIONS									
February 2016	142	22	34	0	19	828	1	417	1,463
February 2015	162	28	49	0	0	378	0	284	901
% Change	-12.3	-21.4	-30.6	n/a	n/a	119.0	n/a	46.8	62.4
Year-to-date 2016	280	44	51	0	35	1,256	6	534	2,206
Year-to-date 2015	394	76	97	0	8	889	0	767	2,231
% Change	-28.9	-42.1	-47.4	n/a	**	41.3	n/a	-30.4	-1.1
COMPLETED & NOT ABSORBED									
February 2016	354	190	171	0	64	2,302	n/a	n/a	3,081
February 2015	392	233	198	0	36	2,809	n/a	n/a	3,668
% Change	-9.7	-18.5	-13.6	n/a	77.8	-18.0	n/a	n/a	-16.0
ABSORBED									
February 2016	138	33	63	0	19	908	n/a	n/a	1,161
February 2015	172	26	45	0	8	357	n/a	n/a	608
% Change	-19.8	26.9	40.0	n/a	137.5	154.3	n/a	n/a	91.0
Year-to-date 2016	289	54	80	0	28	1,450	n/a	n/a	1,901
Year-to-date 2015	368	73	83	0	14	889	n/a	n/a	1,427
% Change	-21.5	-26.0	-3.6	n/a	100.0	63.1	n/a	n/a	33.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
February 2016	3	6	0	0	6	79	0	707	801
February 2015	3	2	2	0	3	30	0	8	48
Laval									
February 2016	8	0	0	0	0	0	0	15	23
February 2015	10	14	0	0	0	7	0	8	39
North Shore									
February 2016	38	16	2	0	0	13	0	4	73
February 2015	44	4	6	0	0	62	0	28	144
South Shore									
February 2016	16	22	30	0	0	40	0	67	183
February 2015	23	0	0	0	0	93	0	13	129
Vaudreuil-Soulanges									
February 2016	10	0	0	0	14	4	0	6	34
February 2015	10	0	0	0	0	0	0	0	10
Montréal CMA									
February 2016	75	44	32	0	20	144	0	799	1,114
February 2015	90	20	8	0	3	192	0	57	370
UNDER CONSTRUCTION									
Island of Montréal									
February 2016	79	38	116	0	146	6,085	0	3,624	10,210
February 2015	99	44	184	0	3	6,855	0	1,584	9,175
Laval									
February 2016	49	10	36	0	12	871	0	756	1,900
February 2015	78	28	68	0	10	493	0	44	887
North Shore									
February 2016	276	72	107	0	41	1,217	0	1,795	3,673
February 2015	339	58	116	0	65	1,629	0	823	3,030
South Shore									
February 2016	203	166	120	0	23	982	0	1,909	3,483
February 2015	205	134	97	0	57	1,139	0	452	2,084
Vaudreuil-Soulanges									
February 2016	87	26	55	0	21	295	0	363	847
February 2015	109	20	91	0	0	179	0	49	448
Montréal CMA									
February 2016	694	312	434	0	243	9,450	0	8,447	20,121
February 2015	830	284	556	0	135	10,295	0	2,952	15,624

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
February 2016	13	2	4	0	0	517	0	14	550
February 2015	14	0	16	0	0	166	0	263	459
Laval									
February 2016	7	0	0	0	0	40	0	0	47
February 2015	26	14	3	0	0	87	0	0	130
North Shore									
February 2016	64	10	3	0	0	143	1	40	261
February 2015	60	6	7	0	0	6	0	10	91
South Shore									
February 2016	50	10	0	0	0	128	0	358	546
February 2015	44	6	19	0	0	119	0	11	199
Vaudreuil-Soulanges									
February 2016	0	0	27	0	19	0	0	3	59
February 2015	12	2	4	0	0	0	0	0	18
Montréal CMA									
February 2016	142	22	34	0	19	828	1	417	1,463
February 2015	162	28	49	0	0	378	0	284	901
COMPLETED & NOT ABSORBED									
Island of Montréal									
February 2016	10	13	16	0	3	823	n/a	n/a	865
February 2015	15	34	30	0	4	1,147	n/a	n/a	1,230
Laval									
February 2016	39	29	33	0	10	282	n/a	n/a	403
February 2015	36	35	34	0	7	322	n/a	n/a	434
North Shore									
February 2016	207	53	79	0	26	641	n/a	n/a	1,006
February 2015	236	61	64	0	11	566	n/a	n/a	938
South Shore									
February 2016	80	91	25	0	12	517	n/a	n/a	725
February 2015	80	93	46	0	11	662	n/a	n/a	892
Vaudreuil-Soulanges									
February 2016	10	4	10	0	5	39	n/a	n/a	68
February 2015	25	10	24	0	3	112	n/a	n/a	174
Montréal CMA									
February 2016	354	190	171	0	64	2,302	n/a	n/a	3,081
February 2015	392	233	198	0	36	2,809	n/a	n/a	3,668

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
February 2016	12	2	5	0	0	328	n/a	n/a	347
February 2015	12	3	12	0	6	151	n/a	n/a	184
Laval									
February 2016	14	3	3	0	3	53	n/a	n/a	76
February 2015	23	2	11	0	0	79	n/a	n/a	115
North Shore									
February 2016	57	17	17	0	0	210	n/a	n/a	301
February 2015	61	8	4	0	0	27	n/a	n/a	120
South Shore									
February 2016	48	10	10	0	0	113	n/a	n/a	191
February 2015	45	12	11	0	3	109	n/a	n/a	172
Vaudreuil-Soulanges									
February 2016	7	1	20	0	16	2	n/a	n/a	46
February 2015	13	1	7	0	0	1	n/a	n/a	22
Montréal CMA									
February 2016	138	33	63	0	19	900	n/a	n/a	1,161
February 2015	172	26	45	0	9	367	n/a	n/a	600

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	% Change
Zone 1	0	0	0	0	0	0	3	3	3	3	0.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	3	0	0	0	3	-100.0
Zone 4	0	0	0	0	0	0	0	0	0	0	n/a
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	2	0	6	0	81	0	89	0	n/a
Zone 7	1	0	3	0	0	0	360	12	364	12	∞
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	0	0	0	0	0	n/a
Zone 11	0	0	0	0	0	0	92	68	92	68	77.9
Zone 12	0	1	0	2	0	0	24	0	24	3	∞
Zone 13	0	0	0	0	0	0	12	8	12	8	50.0
Zone 14	1	0	0	0	0	0	0	0	1	0	n/a
Zone 15	0	0	3	0	0	0	0	0	3	0	n/a
Zone 16	0	0	0	0	0	0	8	0	8	0	n/a
Zone 17	0	0	0	0	0	0	355	0	355	0	n/a
Zone 18	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	1	1	0	0	0	0	0	0	1	1	0.0
Zone 22	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 23	1	6	0	2	0	0	0	8	1	16	-93.8
Zone 24	2	3	0	0	0	0	0	5	2	8	-75.0
Zone 25	3	3	0	12	0	0	16	0	29	15	93.3
Zone 26	3	6	6	4	0	0	2	13	13	19	-31.6
Zone 27	7	14	0	0	0	0	1	7	8	21	-61.9
Zone 28	3	3	3	0	0	0	0	24	6	24	-85.0
Zone 29	5	10	0	0	0	0	5	5	10	15	-33.3
Zone 30	1	1	3	4	0	0	0	0	3	5	-40.0
Zone 31	17	11	4	0	0	6	11	60	31	38	-81.6
Zone 32	3	6	0	0	11	0	63	33	76	39	102.1
Zone 33	1	3	0	0	0	0	0	32	1	35	-96.0
Zone 34	0	3	0	0	6	0	31	18	37	16	56.3
Zone 35	10	6	6	0	0	0	20	0	60	6	∞
Zone 36	2	0	0	0	0	0	0	12	2	12	-83.3
Zone 37	1	6	12	0	12	0	3	20	31	26	19.2
Zone 38	0	3	6	0	0	0	0	7	6	9	-33.3
Zone 39	10	10	0	0	14	0	10	0	34	10	∞
Montréal CMA	70	90	69	33	53	9	840	203	1,032	335	∞

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Zone 1	0	0	0	0	0	0	0	54	0	54	-100.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	0	0	0	0	0	0	0	0	0	0	n/a
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	0	0	0	0	0	0	n/a
Zone 7	0	0	0	0	0	0	0	0	0	0	n/a
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	0	0	0	0	0	n/a
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	0	0	0	0	0	0	0	0	0	0	n/a
Zone 13	0	0	0	0	0	0	0	0	0	0	n/a
Zone 14	0	0	0	0	0	0	0	0	0	0	n/a
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	0	0	0	0	0	0	0	0	0	n/a
Zone 17	0	0	0	0	0	0	0	0	0	0	n/a
Zone 18	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 30	0	0	0	0	0	0	0	0	0	0	n/a
Zone 31	0	0	0	0	0	0	0	0	0	0	n/a
Zone 32	0	0	0	0	0	0	0	0	0	0	n/a
Zone 33	0	0	0	0	0	0	0	0	0	0	n/a
Zone 34	0	0	0	0	0	0	0	0	0	0	n/a
Zone 35	0	0	0	0	0	0	0	0	0	0	n/a
Zone 36	0	0	0	0	0	0	0	0	0	0	n/a
Zone 37	0	0	0	0	0	0	0	0	0	0	n/a
Zone 38	0	0	0	0	0	0	0	0	0	0	n/a
Zone 39	0	0	0	0	0	0	0	0	0	0	n/a
Zone 40	0	0	0	0	0	0	0	0	0	0	n/a
Zone 41	0	0	0	0	0	0	0	0	0	0	n/a
Zone 42	0	0	0	0	0	0	0	0	0	0	n/a
Zone 43	0	0	0	0	0	0	0	0	0	0	n/a
Zone 44	0	0	0	0	0	0	0	0	0	0	n/a
Zone 45	0	0	0	0	0	0	0	0	0	0	n/a
Zone 46	0	0	0	0	0	0	0	0	0	0	n/a
Zone 47	0	0	0	0	0	0	0	0	0	0	n/a
Zone 48	0	0	0	0	0	0	0	0	0	0	n/a
Zone 49	0	0	0	0	0	0	0	0	0	0	n/a
Montréal CMA	0	0	0	0	0	0	0	0	0	0	n/a

Source: CMHC (Starts and Completions Survey)

Table 1.2: Starts by Submarket, by Dwelling Type and by Intended Market - February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Zone 1	x	x	x	x	5	5	x	0
Zone 2	x	x	x	x	x	x	x	x
Zone 3	x	0	x	x	x	x	x	x
Zone 4	x	x	x	x	x	x	x	x
Zone 5	x	x	x	x	x	x	x	x
Zone 6	0	x	x	x	0	x	x	x
Zone 7	x	x	x	x	x	12	96	x
Zone 8	x	x	x	x	x	x	x	x
Zone 9	x	x	x	x	x	x	x	x
Zone 10	x	x	x	x	x	x	x	x
Zone 11	x	x	x	x	x	18	0	x
Zone 12	x	x	x	x	0	x	x	x
Zone 13	x	x	x	x	0	x	x	0
Zone 14	x	x	x	x	x	x	x	x
Zone 15	x	x	x	x	x	x	x	x
Zone 16	x	x	x	x	x	x	0	x
Zone 17	x	x	x	x	x	x	60	x
Zone 18	x	x	x	x	x	x	x	x
Zone 19(1)	x	x	x	x	x	x	x	x
Zone 19(2)	x	x	x	x	x	x	x	x
Zone 20	x	x	x	x	x	x	x	x
Zone 21	x	x	x	x	x	x	x	x
Zone 22	x	x	x	x	x	x	x	x
Zone 23	x	x	x	x	x	3	0	0
Zone 24	x	x	x	x	x	x	x	7
Zone 25	x	x	x	x	x	x	12	0
Zone 26	x	x	x	x	0	x	0	7
Zone 27	x	x	x	x	x	x	1	11
Zone 28	x	x	x	x	x	x	x	36
Zone 29	x	x	x	x	0	x	x	0
Zone 30	x	x	x	x	x	0	x	0
Zone 31	x	4	x	x	0	0	0	0
Zone 32	0	x	x	x	60	12	24	36
Zone 33	x	x	x	x	x	24	x	x
Zone 34	x	x	x	x	x	11	24	0
Zone 35	x	x	x	x	x	x	48	x
Zone 36	x	x	x	x	x	12	x	x
Zone 37	0	x	x	x	x	36	0	x
Zone 38	x	x	x	x	x	x	x	x
Zone 39	x	x	x	x	x	x	x	x
Montréal CMA	**32**	**17**	**0**	**0**	**176**	**174**	**372**	**127**

Source: CMHC Starts and Completions Survey

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	0	2	34	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	3	0	0	0	0	0	0
Zone 4	0	2	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	6	0	0	0	41	6	120	0
Zone 7	0	0	0	0	2	12	365	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	18	32	0
Zone 12	0	0	0	0	24	16	0	0
Zone 13	20	22	0	0	20	28	6	8
Zone 14	0	0	0	0	0	16	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	190	0	0
Zone 17	0	0	0	0	0	47	302	0
Zone 18	0	0	0	0	20	5	0	0
Zone 19.1	0	0	0	0	0	4	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	0	0	0	0
Zone 22	12	0	0	0	0	0	0	3
Zone 23	0	0	0	0	0	49	0	3
Zone 24	0	0	0	0	226	0	21	171
Zone 25	0	4	0	0	0	0	15	0
Zone 26	5	0	0	0	12	6	15	7
Zone 27	17	0	0	0	0	22	4	8
Zone 28	0	0	0	0	0	6	0	18
Zone 29	4	0	0	0	17	5	0	3
Zone 30	6	0	0	0	0	0	1	0
Zone 31	0	4	0	0	11	50	17	61
Zone 32	11	0	0	0	74	17	16	12
Zone 33	0	0	0	0	0	22	0	48
Zone 34	4	0	0	0	15	11	24	3
Zone 35	0	0	0	0	0	0	37	0
Zone 36	0	0	0	0	82	12	0	0
Zone 37	15	0	0	0	0	28	17	0
Zone 38	0	0	0	0	0	7	0	0
Zone 39	14	6	0	0	4	2	6	0
Montreal CMA	122	67	0	0	550	613	1,006	345

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Zone 1	0	2	2	0	0	0	2	2
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	3	0	0	0	3
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	2	0	47	0	0	0	49	0
Zone 7	3	0	0	12	365	0	368	12
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	18	32	0	32	18
Zone 12	0	3	24	0	0	0	24	3
Zone 13	0	0	12	0	0	8	12	8
Zone 14	1	0	0	0	0	0	1	0
Zone 15	2	0	0	0	0	0	2	0
Zone 16	0	0	0	0	8	0	8	0
Zone 17	0	0	0	0	302	0	302	0
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	1	1	0	0	0	0	1	1
Zone 22	0	1	0	0	0	0	0	1
Zone 23	1	6	0	7	0	3	1	16
Zone 24	2	3	0	0	0	5	2	8
Zone 25	5	15	0	0	15	0	20	15
Zone 26	13	6	0	6	0	7	13	19
Zone 27	7	14	0	6	1	1	8	21
Zone 28	5	2	0	6	0	18	5	26
Zone 29	5	12	5	3	0	0	10	15
Zone 30	3	5	0	0	0	0	3	5
Zone 31	23	15	8	41	3	2	34	58
Zone 32	13	6	48	13	15	10	76	29
Zone 33	1	3	0	22	0	0	1	25
Zone 34	4	2	0	11	21	3	25	16
Zone 35	14	4	0	0	28	0	42	4
Zone 36	2	0	0	12	0	0	2	12
Zone 37	28	6	0	28	3	0	31	34
Zone 38	6	2	0	7	0	0	6	9
Zone 39	10	10	18	0	6	0	34	10
Montréal CMA	151	118	164	195	799	57	1,114	370

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	2	2	32	0	0	2	34
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	3	0	0	0	3
Zone 4	2	1	0	0	0	0	2	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	2	0	47	6	120	0	169	6
Zone 7	7	0	0	12	365	0	372	12
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	1	0	0	0	0	0	1
Zone 11	0	2	0	18	32	0	32	20
Zone 12	0	7	24	16	0	0	24	23
Zone 13	0	22	40	28	6	8	46	58
Zone 14	1	0	0	16	0	0	1	16
Zone 15	5	3	0	0	0	0	5	3
Zone 16	0	0	0	190	8	0	8	190
Zone 17	2	1	0	47	302	0	304	48
Zone 18	0	0	20	5	0	0	20	5
Zone 19.1	0	0	0	4	0	0	0	4
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	3	2	0	0	0	0	3	2
Zone 22	12	5	0	0	0	3	12	8
Zone 23	1	9	0	47	0	3	1	59
Zone 24	6	14	226	0	21	171	253	185
Zone 25	7	16	0	4	15	0	22	20
Zone 26	28	8	15	6	15	7	58	21
Zone 27	27	25	0	22	4	8	31	55
Zone 28	5	11	0	6	0	18	5	35
Zone 29	22	16	17	3	0	3	39	22
Zone 30	14	11	0	0	1	0	15	11
Zone 31	38	25	11	50	17	61	66	136
Zone 32	14	13	74	13	16	12	104	38
Zone 33	2	6	0	22	0	48	82	76
Zone 34	6	7	15	11	24	3	45	21
Zone 35	21	9	0	0	37	0	58	9
Zone 36	11	2	82	12	0	0	93	14
Zone 37	35	13	0	28	17	0	52	41
Zone 38	8	6	0	7	0	0	8	13
Zone 39	16	40	18	0	6	0	40	40
Montréal CMA	295	277	591	608	1,006	345	1,972	1,230

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	1	0	0	0	0	44	0	44	1	**
Zone 4	0	0	0	0	0	0	0	0	0	0	n/a
Zone 5	1	0	0	0	0	0	60	6	61	6	**
Zone 6	0	0	0	0	0	16	0	0	0	16	-100.0
Zone 7	0	0	2	0	0	0	0	3	2	3	-33.3
Zone 8	1	0	0	0	0	0	0	0	1	0	n/a
Zone 9	0	0	0	0	0	0	13	0	13	0	n/a
Zone 10	0	3	0	0	0	0	0	0	0	3	-100.0
Zone 11	0	1	0	0	0	0	19	0	19	1	**
Zone 12	2	3	0	0	0	0	16	12	18	15	20.0
Zone 13	0	1	0	0	0	0	54	12	54	13	**
Zone 14	0	1	0	0	0	0	13	8	13	9	44.4
Zone 15	3	1	0	0	0	0	0	0	3	1	200.0
Zone 16	0	0	0	0	0	0	0	127	0	127	-100.0
Zone 17	0	0	0	0	0	0	312	257	312	257	21.4
Zone 18	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.1	0	0	0	0	0	0	0	4	0	4	-100.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	3	1	0	0	4	0	0	0	7	1	**
Zone 22	3	2	0	0	0	0	0	0	3	2	50.0
Zone 23	0	11	0	2	0	0	0	80	0	93	-100.0
Zone 24	6	7	0	4	0	3	40	7	46	21	119.0
Zone 25	1	8	0	8	0	0	0	0	1	16	-93.8
Zone 26	9	12	4	0	0	0	12	3	25	15	66.7
Zone 27	12	9	0	0	0	0	10	6	22	15	46.7
Zone 28	6	2	0	0	0	0	77	0	83	2	**
Zone 29	9	21	4	4	3	0	55	3	71	28	153.6
Zone 30	11	8	2	2	0	0	0	0	13	10	30.0
Zone 31	18	14	0	0	0	5	29	6	47	25	88.0
Zone 32	10	5	2	0	0	0	216	39	228	44	**
Zone 33	2	2	6	0	0	0	15	17	23	19	21.1
Zone 34	8	7	0	0	0	6	38	0	46	13	**
Zone 35	11	8	0	0	0	0	114	9	125	17	**
Zone 36	4	6	0	0	0	0	53	35	57	41	39.0
Zone 37	7	5	2	4	0	0	3	6	12	15	-20.0
Zone 38	8	11	0	2	0	9	47	28	55	50	10.0
Zone 39	8	12	0	2	46	4	5	0	59	18	**
Montréal CMA	143	162	22	28	53	43	1,245	668	1,463	901	62.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	1	0	0	4	0	0	32	79	33	83	-60.2
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	1	0	0	0	0	136	157	136	158	-13.9
Zone 4	1	1	0	0	0	0	0	0	1	1	0.0
Zone 5	1	0	0	0	0	0	60	6	61	6	**
Zone 6	1	1	0	0	0	16	0	275	1	292	-99.7
Zone 7	3	0	2	0	0	0	15	6	20	6	**
Zone 8	1	0	0	0	0	0	6	0	7	0	n/a
Zone 9	0	0	0	0	0	0	13	0	13	0	n/a
Zone 10	0	7	0	0	0	0	0	0	0	7	-100.0
Zone 11	0	1	0	0	0	0	19	0	19	1	**
Zone 12	7	3	0	2	0	0	16	12	23	17	35.3
Zone 13	0	2	0	0	0	0	110	20	110	22	**
Zone 14	0	1	0	0	0	0	13	8	13	9	44.4
Zone 15	3	3	0	0	0	0	0	0	3	3	0.0
Zone 16	0	0	0	0	0	0	4	127	4	127	-96.9
Zone 17	0	0	0	0	0	0	439	265	439	265	65.7
Zone 18	0	0	0	0	0	0	7	9	7	9	-22.2
Zone 19.1	0	0	0	0	0	0	0	4	0	4	-100.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	6	0	6	-100.0
Zone 21	4	3	0	0	4	0	0	0	8	3	166.7
Zone 22	4	3	0	0	0	7	0	0	4	10	-60.0
Zone 23	3	19	0	2	0	8	0	170	3	199	-98.5
Zone 24	7	13	0	4	8	3	47	60	62	80	-22.5
Zone 25	3	15	0	8	0	0	7	0	10	23	-56.5
Zone 26	15	29	4	0	4	0	12	7	35	36	-2.8
Zone 27	25	53	2	6	0	0	36	22	63	81	-22.2
Zone 28	19	23	2	2	6	0	90	15	117	40	192.5
Zone 29	18	28	6	6	7	5	74	9	105	48	118.8
Zone 30	14	19	2	2	0	0	0	14	16	35	-54.3
Zone 31	48	47	0	0	0	5	45	30	93	82	13.4
Zone 32	19	12	2	4	0	0	253	52	274	68	**
Zone 33	5	9	8	2	0	0	15	47	28	58	-51.7
Zone 34	14	12	2	2	0	6	50	11	66	31	112.9
Zone 35	17	16	4	0	0	0	120	10	141	26	**
Zone 36	8	12	2	0	4	3	69	45	83	60	38.3
Zone 37	11	9	4	24	7	4	3	37	25	74	-66.2
Zone 38	13	15	0	4	0	9	83	108	96	136	-29.4
Zone 39	21	37	4	4	46	23	16	61	87	125	-30.4
Montréal CMA	286	394	44	76	86	89	1,790	1,672	2,206	2,231	-1.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	30	0	14	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	60	6	0	0
Zone 6	0	16	0	0	0	0	0	0
Zone 7	0	0	0	0	0	0	0	3
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	13	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	19	0	0	0
Zone 12	0	0	0	0	16	12	0	0
Zone 13	0	0	0	0	54	12	0	0
Zone 14	0	0	0	0	13	8	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	124	0	3
Zone 17	0	0	0	0	312	0	0	257
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	4	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	4	0	0	0	0	0	0	0
Zone 22	0	0	0	0	0	0	0	0
Zone 23	0	0	0	0	0	80	0	0
Zone 24	0	3	0	0	40	7	0	0
Zone 25	0	0	0	0	0	0	0	0
Zone 26	0	0	0	0	12	0	0	3
Zone 27	0	0	0	0	0	0	10	6
Zone 28	0	0	0	0	77	0	0	0
Zone 29	3	0	0	0	54	2	1	1
Zone 30	0	0	0	0	0	0	0	0
Zone 31	0	5	0	0	0	6	29	0
Zone 32	0	0	0	0	18	36	198	3
Zone 33	0	0	0	0	12	16	3	1
Zone 34	0	6	0	0	38	0	0	0
Zone 35	0	0	0	0	52	6	62	3
Zone 36	0	0	0	0	8	35	45	0
Zone 37	0	0	0	0	0	6	3	0
Zone 38	0	9	0	0	0	24	47	4
Zone 39	46	4	0	0	0	0	5	0
Montréal CMA	53	43	0	0	828	384	417	284

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	0	32	0	0	79
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	122	157	14	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	60	6	0	0
Zone 6	0	16	0	0	0	125	0	150
Zone 7	0	0	0	0	12	3	3	3
Zone 8	0	0	0	0	0	0	6	0
Zone 9	0	0	0	0	13	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	19	0	0	0
Zone 12	0	0	0	0	16	12	0	0
Zone 13	0	0	0	0	110	14	0	6
Zone 14	0	0	0	0	13	8	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	124	4	3
Zone 17	0	0	0	0	439	0	0	265
Zone 18	0	0	0	0	0	9	7	0
Zone 19.1	0	0	0	0	0	4	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	6	0	0
Zone 21	4	0	0	0	0	0	0	0
Zone 22	0	7	0	0	0	0	0	0
Zone 23	0	8	0	0	0	84	0	86
Zone 24	8	3	0	0	40	56	7	4
Zone 25	0	0	0	0	0	0	7	0
Zone 26	4	0	0	0	12	0	0	7
Zone 27	0	0	0	0	24	11	12	11
Zone 28	6	0	0	0	77	2	13	13
Zone 29	7	5	0	0	72	8	2	1
Zone 30	0	0	0	0	0	0	0	14
Zone 31	0	5	0	0	0	10	45	20
Zone 32	0	0	0	0	51	40	202	12
Zone 33	0	0	0	0	12	46	3	1
Zone 34	0	6	0	0	50	11	0	0
Zone 35	0	0	0	0	58	6	62	4
Zone 36	4	3	0	0	24	45	45	0
Zone 37	7	4	0	0	0	6	3	31
Zone 38	0	9	0	0	0	52	83	56
Zone 39	46	23	0	0	0	60	16	1
Montréal CMA	86	89	0	0	1,256	905	534	767

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market February 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	1	30	0	14	0	44	1
Zone 4	0	0	0	0	0	0	0	0
Zone 5	1	0	60	6	0	0	61	6
Zone 6	0	16	0	0	0	0	0	16
Zone 7	2	0	0	0	0	3	2	3
Zone 8	1	0	0	0	0	0	1	0
Zone 9	0	0	13	0	0	0	13	0
Zone 10	0	3	0	0	0	0	0	3
Zone 11	0	1	19	0	0	0	19	1
Zone 12	2	3	16	12	0	0	18	15
Zone 13	0	1	54	12	0	0	54	13
Zone 14	0	1	13	8	0	0	13	9
Zone 15	3	1	0	0	0	0	3	1
Zone 16	0	0	0	124	0	3	0	127
Zone 17	0	0	312	0	0	257	312	257
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	4	0	0	0	4
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	7	1	0	0	0	0	7	1
Zone 22	3	2	0	0	0	0	3	2
Zone 23	0	13	0	80	0	0	0	93
Zone 24	6	14	40	7	0	0	46	21
Zone 25	1	16	0	0	0	0	1	16
Zone 26	13	12	12	0	0	3	25	15
Zone 27	12	9	0	0	10	6	22	15
Zone 28	6	2	77	0	0	0	83	2
Zone 29	16	27	54	0	1	1	71	28
Zone 30	13	10	0	0	0	0	13	10
Zone 31	17	19	0	6	30	0	47	25
Zone 32	12	9	18	32	198	3	228	44
Zone 33	8	2	12	16	3	1	23	19
Zone 34	8	13	38	0	0	0	46	13
Zone 35	11	8	52	6	62	3	125	17
Zone 36	4	6	8	35	45	0	57	41
Zone 37	9	9	0	6	3	0	12	15
Zone 38	8	22	0	24	47	4	55	50
Zone 39	35	18	19	0	5	0	59	18
Montréal CMA	198	239	847	378	418	284	1,463	901

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	1	4	32	0	0	79	33	83
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	1	122	157	14	0	136	158
Zone 4	1	1	0	0	0	0	1	1
Zone 5	1	0	60	6	0	0	61	6
Zone 6	1	17	0	125	0	150	1	292
Zone 7	5	0	12	3	3	3	20	6
Zone 8	1	0	0	0	6	0	7	0
Zone 9	0	0	13	0	0	0	13	0
Zone 10	0	7	0	0	0	0	0	7
Zone 11	0	1	19	0	0	0	19	1
Zone 12	7	5	16	12	0	0	23	17
Zone 13	0	4	110	12	0	6	110	22
Zone 14	0	1	13	8	0	0	13	9
Zone 15	3	3	0	0	0	0	3	3
Zone 16	0	0	0	124	4	3	4	127
Zone 17	0	0	439	0	0	265	439	265
Zone 18	0	0	0	9	7	0	7	9
Zone 19.1	0	0	0	4	0	0	0	4
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	6	0	0	0	6
Zone 21	8	3	0	0	0	0	8	3
Zone 22	4	10	0	0	0	0	4	10
Zone 23	3	21	0	92	0	86	3	199
Zone 24	7	20	48	56	7	4	62	80
Zone 25	3	23	0	0	7	0	10	23
Zone 26	19	29	16	0	0	7	35	36
Zone 27	27	59	24	11	12	11	63	81
Zone 28	25	27	77	0	15	13	117	40
Zone 29	27	41	76	6	2	1	105	48
Zone 30	16	21	0	0	0	14	16	35
Zone 31	44	52	0	10	49	20	93	82
Zone 32	21	24	51	32	202	12	274	68
Zone 33	13	11	12	46	3	1	28	58
Zone 34	16	20	50	11	0	0	66	31
Zone 35	21	16	58	6	62	4	141	26
Zone 36	14	15	24	45	45	0	83	60
Zone 37	22	37	0	6	3	31	25	74
Zone 38	13	28	0	52	83	56	96	136
Zone 39	52	66	19	58	16	1	87	125
Montréal CMA	375	567	1,291	897	540	767	2,206	2,231

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
February 2016	1	12.5	1	12.5	2	25.0	0	0.0	4	50.0	8	-	-
February 2015	0	0.0	0	0.0	2	25.0	2	25.0	4	50.0	8	-	-
Year-to-date 2016	2	11.8	2	11.8	4	23.5	2	11.8	7	41.2	17	-	-
Year-to-date 2015	0	0.0	1	6.7	3	20.0	3	20.0	8	53.3	15	-	-
Laval													
February 2016	0	0.0	0	0.0	3	33.3	4	44.4	2	22.2	9	-	-
February 2015	0	0.0	0	0.0	3	42.9	1	14.3	3	42.9	7	-	-
Year-to-date 2016	1	4.8	1	4.8	4	19.0	10	47.6	5	23.8	21	-	-
Year-to-date 2015	0	0.0	3	13.0	7	30.4	5	21.7	8	34.8	23	-	-
North Shore													
February 2016	5	15.6	15	46.9	9	28.1	2	6.3	1	3.1	32	-	-
February 2015	11	20.4	23	42.6	7	13.0	8	14.8	5	9.3	54	-	416,372
Year-to-date 2016	21	27.3	30	39.0	16	20.8	7	9.1	3	3.9	77	-	292,464
Year-to-date 2015	26	22.0	54	45.8	19	16.1	13	11.0	6	5.1	118	-	402,615
South Shore													
February 2016	3	6.7	14	31.1	10	22.2	6	13.3	12	26.7	45	-	-
February 2015	5	12.2	12	29.3	11	26.8	7	17.1	6	14.6	41	-	-
Year-to-date 2016	5	7.4	23	33.8	16	23.5	7	10.3	17	25.0	68	-	-
Year-to-date 2015	7	8.9	25	31.6	23	29.1	15	19.0	9	11.4	79	-	373,954
Vaudreuil-Soulanges													
February 2016	2	33.3	2	33.3	2	33.3	0	0.0	0	0.0	6	-	-
February 2015	0	0.0	1	11.1	2	22.2	1	11.1	5	55.6	9	-	-
Year-to-date 2016	3	20.0	3	20.0	5	33.3	3	20.0	1	6.7	15	-	-
Year-to-date 2015	8	26.7	5	16.7	6	20.0	3	10.0	8	26.7	30	-	-
Montréal CMA													
February 2016	11	11.0	32	32.0	26	26.0	12	12.0	19	19.0	100	402,500	455,995
February 2015	16	13.4	36	30.3	25	21.0	19	16.0	23	19.3	119	400,000	467,401
Year-to-date 2016	32	16.2	59	29.8	45	22.7	29	14.6	33	16.7	198	400,000	447,606
Year-to-date 2015	41	15.5	88	33.2	58	21.9	39	14.7	39	14.7	265	400,000	439,353

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2016						
Submarket	Feb 2016	Feb 2015	% Change	YTD 2016	YTD 2015	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	-	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	-	-	n/a
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	291,771	n/a	-	291,771	n/a
Zone 27	-	674,519	n/a	292,464	432,457	-32.4
Zone 28	-	-	n/a	-	-	n/a
Zone 29	-	-	n/a	-	-	n/a
Zone 30	-	-	n/a	-	-	n/a
Zone 31	-	-	n/a	-	-	n/a
Zone 32	-	-	n/a	-	373,954	n/a
Zone 33	-	-	n/a	-	-	n/a
Zone 34	-	-	n/a	-	-	n/a
Zone 35	-	-	n/a	-	-	n/a
Zone 36	-	-	n/a	-	-	n/a
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	-	n/a	-	-	n/a
Zone 39	-	-	n/a	-	-	n/a
Montréal CMA	455,995	467,401	-2.4	447,628	439,313	1.9

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montréal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3]	
						Average Price[3] ($)	Active Listings to Sales Ratio[3]
SINGLE FAMILY[4]							
February 2016	2,317	4,317	17,660	340,634	7.6	350,681	8.9
February 2015	2,053	4,332	19,240	338,630	9.4	341,204	9.9
% Change	12.9	-0.3	-8.2	1.2	n.d.	2.8	n.d.
YTD 2016	3,613	8,328	17,192	344,811	9.5	n.d.	n.d.
YTD 2015	3,195	8,985	18,512	334,388	11.6	n.d.	n.d.
% Change	13.1	-7.3	-7.1	3.1	n.d.	n.d.	n.d.
CONDOMINIUMS[4]							
February 2016	1,115	2,076	14,059	366,316	12.6	376,244	14.1
February 2015	962	2,905	13,972	372,502	14.5	370,218	14.9
% Change	15.9	-6.8	0.6	-1.7	n.d.	1.7	n.d.
YTD 2016	1,751	5,850	13,536	369,370	15.5	n.d.	n.d.
YTD 2015	1,541	5,766	13,430	367,466	17.4	n.d.	n.d.
% Change	13.6	1.5	0.8	0.5	n.d.	n.d.	n.d.
FLEX[4]							
February 2016	308	686	3,092	466,383	9.9	466,177	9.6
February 2015	241	714	3,223	453,230	13.6	459,816	13.3
% Change	27.8	-3.9	-4.2	2.9	n.d.	1.5	n.d.
YTD 2016	530	1,318	2,962	466,353	11.9	n.d.	n.d.
YTD 2015	440	1,380	3,088	457,079	14.0	n.d.	n.d.
% Change	18.2	-4.7	-4.1	2.0	n.d.	n.d.	n.d.
TOTAL							
February 2016	3,740	8,098	34,858	374,813	9.3	378,580	10.5
February 2015	3,260	8,317	36,518	378,454	11.2	372,038	11.3
% Change	14.8	-2.6	-4.5	-1.9	n.d.	2.0	n.d.
YTD 2016	5,889	15,717	33,790	374,794	11.5	n.d.	n.d.
YTD 2015	5,180	16,157	35,115	374,899	13.6	n.d.	n.d.
% Change	13.6	-2.7	-3.8	0.0	n.d.	n.d.	n.d.

[1] Source: CMHC by the Centris® system.
The Centris® system contains all the listings of Quebec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
.. Data not available when there are fewer than 30 sales.
n/a Not applicable.
[4] Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
February 2016

		Interest Rates			NHPI, Total, Montréal (1986 Q1=100)	CPI, SA (2002 =100)	Montréal Labour Market			
		5 Yr. Fixed Mortgage Rate (%)								
		P & I Per $100,000	1 Yr. Term	5 Yr. Term			Employment SA ('000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2014	January	2,70	3,14	6,79	116,9	120,9	2,029	7,9	66,4	833
	February	667	3,89	6,79	117,9	121,1	2,036	7,6	66,6	834
	March	667	3,89	6,79	117,9	121,8	2,050	7,7	66,7	832
	April	701	3,89	6,69	117,5	121,9	2,060	7,5	66,9	837
	May	701	3,89	6,69	117,1	122,4	2,039	8,4	66,5	836
	June	701	3,89	6,69	117,1	122,3	2,033	8,7	66,6	841
	July	701	3,89	6,69	117,5	122,5	2,038	8,5	66,8	845
	August	701	3,89	6,69	117,5	122,3	2,042	8,5	66,8	856
	September	701	3,89	6,69	117,7	122,3	2,047	8,5	66,7	853
	October	701	3,89	6,69	117,7	122,6	2,038	8,7	66,4	853
	November	701	3,19	6,69	118,2	122,1	2,037	8,6	66,3	853
	December	701	3,19	6,69	118,1	122,7	2,039	8,7	66,3	858
2015	January	701	3,19	6,69		123,0	2,046	8,6	66,3	860
	February	701	3,19	6,69		123,4	2,047	8,7	66,3	860
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest payments $100,000 mortgage amortized over 25 years using current 5 year interest rate
NHPI means New Housing Price Index
CPI means Consumer Price Index
SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of on-site visits which are used to confirm that work has started or has reached one or more stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or sampling procedures.

The Starts and Completions Survey is carried out monthly in urban areas with a population in excess of 10,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In those centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi-categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as summer cottages, hunting and ski cabins, shelters and hunt lodges, and transient accommodations, such as hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as hotels, motels, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made to units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, also may account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced, construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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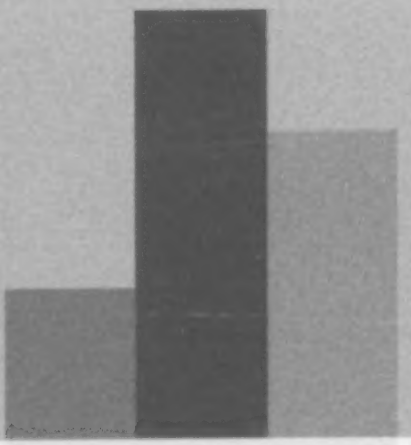

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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
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